



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C.2/9/04 Item:

File Number:
GP03-05-09

Council District and SNI Area:
5 – East Valley/680 Communities

Major Thoroughfares Map Number:
68

Assessor's Parcel Number(s):
484-31-050, -051, and 484-31-019

Project Manager: David Tymn

GENERAL PLAN REPORT

2004 Winter Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to General Commercial on 0.53 acres with a staff proposed expansion for one adjacent parcel on an additional 0.43 acres.

LOCATION: West side of South White Road, approximately 300 feet northerly of Story Road (1075 and 1085 South White Road).

And, the northwest corner of South White Road and Story Road (1095 South White Road).

ACREAGE: 0.96

APPLICANT/OWNER:

De La Torres Properties, Applicant/Owner
Staff/ De La Torres Properties.

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Medium Low Density Residential (8 DU/AC)

Proposed Designation: General Commercial

EXISTING ZONING DISTRICT(S): County (Unincorporated)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-Family Residential – Medium Low Density Residential (8 DU/AC); Commercial – General Commercial;

South: Commercial – Neighborhood/Community Commercial; Single-Family Residential – Medium Low Density Residential (8 DU/AC);

East: Commercial – General Commercial; Single-Family Residential – Medium Low Density Residential (8 DU/AC);

West: Single-Family Residential – Medium Low Density Residential (8 DU/AC); Commercial – Neighborhood/Community Commercial;

ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration adopted on February 2, 2004.

PLANNING STAFF RECOMMENDATION:

General Commercial on 0.96 acres.

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation (DOT) – The proposed land use change would not result in a long-term traffic impact.
- Pacific Gas and Electric (PG&E) – PG&E has no comments.
- Airport Land Use Commission (ALUC) – The ALUC indicated that it has no comments on the proposed amendment.
- Department of Public Works (DPW) – The DPW, Development Services Division, indicated that there are no significant Public Works issues or constraints for this site.
- Santa Clara Valley Water District (SCVWD) – The SCVWD has no comments on the proposed amendment.
- Valley Transportation Agency (VTA) – VTA has no comments on the proposal.

GENERAL CORRESPONDENCE:

None Received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a privately initiated General Plan amendment to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to General Commercial on 0.53 acre located on the west side of South White Road, approximately 300 feet northerly of Story Road (1075 and 1085 South White Road). In addition, Planning staff is proposing an expansion of the area to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to General Commercial for one adjacent parcel on 0.43 acre located at the northwest corner of South White Road and Story Road (1095 South White Road). Including staff's recommended expansion, the total proposed area for the amendment is 0.96 acre.

The existing General Plan designation, Medium Low Density Residential (8 DU/AC), is typified by single-family homes on approximately 6,000-square-foot lots. The proposed General Commercial land use designation is typified by both retail along major streets and freestanding commercial establishments.

Business and professional offices are allowed in this category as well. Uses that have both commercial and “industrial” characteristics (such as automobile lubrication, self-service warehousing, and other similar uses) may be permitted only if they are found to be compatible with the surrounding neighborhood.

BACKGROUND

The applicant’s proposed amendment site is occupied by two single-family homes. The applicant has indicated a desire to initiate annexation to the City of San Jose and develop this site for commercial uses. Planning staff’s proposed expanded site includes the adjacent parcel to the south. This property is occupied by a restaurant and is also owned by the applicant. The proposed expanded amendment to General Commercial on the adjacent 0.43-acre site reflects the existing commercial uses on the site.

Site and Surrounding Uses

As indicated above, the 0.96-acre site is comprised of three existing parcels: two of the parcels each contain a single-family home; and the third parcel, which is located at the south corner of Story Road and South White Road, contains an existing restaurant.

The site is surrounded by existing single-family residential neighborhoods consisting of single-story and two-story homes to the west and north. Across South White Road to the east is a commercial shopping center, and across Story Road to the south is another commercial shopping center. South White Road is designated on the General Plan Land Use/Transportation Diagram as a Minor Arterial (80-106 ft.).

ANALYSIS

Policy Consistency

The applicant’s proposal and Planning staff’s proposed expansion are consistent with the General Plan’s Economic Development Major Strategy. This strategy supports a balanced community by encouraging commercial growth to balance existing residential development, provide employment opportunities and provide a strong economic base for the City of San Jose.

Land Use Compatibility

General Plan Urban Design Policy No. 1 states that the City should continue to apply strong architectural and site design controls on all types of development for the protection and development of neighborhood character and for the proper transition between areas with different types of land uses. In addition to the Council’s action on this General Plan amendment, there may be subsequent annexation, zoning, and development permit applications that would be analyzed by Planning staff and then be subject to additional Planning Commission and City Council hearings.

This subsequent review would address the proposed project’s compliance with the General Plan, the Zoning Ordinance, Commercial Design Guidelines, and other applicable City policies. These policy, guidance, and regulatory documents can be used to ensure compatible zoning and development on the subject site in the context of its surroundings.

Based on the above discussion, it is staff's conclusion that the proposed General Commercial designation is compatible with the surrounding residential neighborhoods and is reflective of the existing uses on the site.

Consistency with the East Valley/680 Communities Strong Neighborhood Initiative's Neighborhood Improvement Plan

The proposed General Plan Amendment is consistent with the East Valley/680 Communities Strong Neighborhood Initiative's Neighborhood Improvement Plan (Lyndale area). The following *Action Items* are listed in the Improvement Plan and could be implemented with future development on this site:

Action Item #20 Street Tree Maintenance and Planting of New Street Trees: Future development at this site would include new landscaping which may require that new street trees be planted along the frontage of the site.

Action Item #21 Improved Lighting (streets and around parks): Future development at this site would include appropriate lighting in conformance with the Commercial Design Guidelines and may include the installation of new street lights associated with the new development.

Action Item #63 Limitation on the Number of Liquor Licenses: Commercial development is anticipated at this location but the specific types of commercial businesses are not known at this time. Any proposal to sell and/or consume alcohol would require review by the City of San Jose.

Action Item #67 Develop Additional Neighborhood Serving Retail and Mixed-Use Projects along Major Arterials: Neighborhood serving retail is anticipated to be developed at this site.

Environmental Issues

The proposed change in the General Plan land use designation on the subject and expanded sites were analyzed in an Initial Study that resulted in a Mitigated Negative Declaration. The entire site is located in a seismic hazard liquefaction zone. Future development of this site would require further traffic analysis and soils/geotechnical analysis.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on January 14 and 15, 2004. They also received a notice of the Mitigated Negative Declaration and a notice of the public hearings to be held on the subject expanded amendment before the Planning Commission on February 9 and City Council on March 16. In addition, the Department's web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is available to any member of the public and contains the most current information regarding the status of the amendments.

This amendment has been discussed with the East Valley/680 Strong Neighborhoods Initiative Neighborhood Action Committee. This item is agendaized for the February 19th NAC meeting and comments will be forwarded to the City Council prior to the March 16th City Council meeting.

Staff has received two phone calls asking for general information about the amendment and the site. No one has objected to the proposal. Staff has contacted the property owner about the expansion but has received no communication.

RECOMMENDATION

Planning staff recommends approval of the proposed change to the General Plan Land Use designation from Medium Low Density (8 DU/AC) to General Commercial on 0.96 acres.

Attachments

PBCE002/GP_Team/2004Annual Review/Staff Reports/Winter Review/GP03-05-09.sr.doc